

GREENFIELD VILLAGE PLAT "D"



Richard Barker
529-47-0548
December 6, 1994

Peter Goss
Arch. 522

GREENFIELD VILLAGE PLAT "D"

The land was spotted with acres of orchards and farmland with a two-story farm house placed strategically in the center. Much time and sweat was spent making the land produce to it's potential. Everyday in 1949 one could expect to see Golden Berett from sun up to sun down plowing, feeding and caring for his crops. This is how it was told to me about how life was on this particular plot of land before there was a Greenfield Village. What once used to be orchards and farmlands now makes up the community of Greenfield Village which is roughly located at 7000 South and 2000 East in Salt Lake City.

The land on which my subdivision of focus is situated is now in the middle of the flourishing Salt Lake valley. What once was the pure definition of countryside is now far from the country. I wish to focus my research and writing on a section of Greenfield Village known as Plat "D", a 109 unit section of Greenfield Village subdivision. Plat "D" was created March 30, 1955 with purchasing of the land from Golden and Caroline Berett. A few years prior it was owned by Taylor and Hilda Burton and brothers John and Nick Papanikolas of Cannon-Papanikolas Construction Co. The land was subdivided into 109 lots in an area beginning at a point in the north line of 7000 South Street in Salt Lake County, State of Utah; said point being the southwest corner of Greenfield Village Plat "C", a subdivision according to the office of the country recorder of

said county; and running thence N. 82 55' 15" W 1,079.24 feet along the said north line of 7000 South Street; thence N. 0 10' E 939.71 feet; thence S. 88 18' E 222.25 feet; thence North 103.19 feet; thence East 1052.06 feet to a point in a curve which is the westerly boundry of Greenfield Village Plat "B" a subdivision; thence southwesterly along the arc of said curve, having a radius of 591.12 feet a distance of 30.42 feet; thence S. 11 20' W 881.94 feet; thence S. 82 55' 15" E. 13.90 feet; thence S. 7 04' 45" W 150.50 feet thence N. 82 55' 15" W 5.70 feet; thence S. 7 04' 45W. 125.50 feet, to the point of beginning (Surveyor's Certificate #343). That works out to be 980,000 square feet of land. On the day the land was officially approved to be subdivided the subdividers signed an agreement by the county of Salt Lake stating the following:

1. The County agrees that it will accept for recording the subdivision plat submitted to it by the subdivider, and that the same is accepted upon the basis that the subdividers effect improvements as herein after set out.

2. The subdividers covenant and agree that they will cause to be developed and effected improvements fronting on lots 98 to 138 and 143 to 150 inclusive in said Greenfield Village Plat "D" subdivision.

The subdividers further agree that they will cause to be installed 2,724.06 feet of street surfacing and 4, 681.94 feet of proper curbs and gutters in front of said above numbered lots, as required by the office of the Salt Lake County Surveyor and herewith deposits with Salt Lake County a bond in the amount of \$13, 620.24 to secure, insure and guarantee said Salt Lake County that the street surfacing, curb and gutter will be installed

and constructed in said streets. In event said improvements have not been accomplished within two years from the date hereof, the said bond shall be foreited to Salt Lake County (Salt Lake County Agreement, 1955).

It was interesting that while talking with Margaret Bushnell (one of the original home owners) she mentioned that pavement of the roads was completed just three weeks before the March 30, 1957 deadline.

Building and architectural covenants placed on Greenfield Village Plat "D" were stated as follows:

1. No structure shall be erected, altered, placed or permitted to remain on any lot other than one story, detached, single family dwelling and not more than a two car garage.
2. No building should be erected, placed or altered on any building lot in this subdivision until the building plans and specifications and lot plans showing the location of such building have been approved in writing as to conformity and harmony of external design and existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevations.
3. No building shall be located on any residential building lot nearer than thirty feet to the front lot line nor nearer than twenty feet to any side street.
4. No residential structure shall be erected on any lot which has an area of less than 62 feet at the front building set back line.
5. No trailor, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall be used as a residence temporarily or permanently.

6. Ground floor area, exclusive of one story open porches and garages shall be not less than 1,000 square feet (Greenfield Village Covenants, 1955).

While looking over the building covenants I found them to be standard as far as what kinds of things they were asking the builders to abide by (set backs, lot size, etc).

By studying the planning features and physical appearance you really get the feeling of row housing. The houses are very similar in appearance and the street pattern is that of almost square blocks with a row of 10 to 12 homes before another street intersects breaking the monotony of same home after same home. There is no curvilinear roads leading your eye to a thing of beauty. While walking the streets of Greenfield Village I got the sense that the streets were square exact blocks modeled after the grid pattern of streets so prevalent in Salt Lake City. But after looking at the subdivision plot map it was easy to see that some of the roads intersect at slight angles causing some lots to be larger and different shapes rather than all square (see map).

All lots in Greenfield Village were equipped with a septic tank for each dwelling which remained in place for about three years after the development of Greenfield Village Plat "D". On June 8, 1955 the Board of County Commissioners of Salt Lake County, Lamont B. Gunderson and Edwin Q. Cannon met together on a prior hearing concerning the creation of the Salt Lake County Cottonwood Sanitary District. They voted and passed the resolution creating the Cottonwood

Sanitary District which paved the way for sewer pipes to service the area where Greenfield Village Plat "D" is situated (Sanitation Document, 1955).

Cannon Papanikolas Construction Company was responsible for the construction and building of the homes of Greenfield Village Plat "D". After the OK was given brothers John and Nick Papanikolas along with their crew built the first five homes including two model homes. All are located on Cloverdale Road, lots 100-104 and 105 (see map) as told to me by original resident of lot 100 Margaret Bushnell.

The builders filled the subdivision with two home styles or floor plans. The most prevalent being the floor plan I've included with my research (see floor plan). *- photo of house ??* The home is a modest 1300 square feet counting the one car garage. With the three bedrooms people could live comfortably with a family of 4 or 5. The homes were not built with basements so that really limited growth within the home. The alternative floor plan for the subdivision was similar to this plan but the garage was taken off and the home turned so that the living room and kitchen are at the front of the home and bedrooms are toward the backyard. The entry into the home was under the car port and through the kitchen. If I was to describe the style of homes or architecture I would say a shoebox with a pitched roof would explain it all. Architecturally speaking there isn't much uniqueness to talk about. All homes were finished with shake siding about 12" width with a 1-2 inch overlap. The homes were painted toned down colors of red, yellow,

green and white or cream. Each homes individuality came from the shutters. Each shutter had their own shape cut into them creating their own design (see slide 3). *original lost?*

All of Greenfield Village is flat so you had to be pretty creative with your landscaping to somehow break the monotony of sameness. Mark and Mary Judy, residents of lot 121 on Meadow Drive did so with a two foot high white fence using two wagon wheels they purchased at an antique shop at each side of their driveway (see slide 2). Most residents just planted a few trees and layed sod. That was about the extent of it.

illustrations of these? At the time the subdivision was being developed and the two model homes were completed, the developers ran advertisements in the Deseret News and Salt Lake Tribune for weeks. *-Tithes included* Margaret and Leland Bushnell responded quickly to the advertisement. At that time they were in the market for a new home. Margaret remembers entering the subdivision off of 7000 South onto Cloverdale Road. She said there was nothing in the area but farms and fields. At the entrance there was a huge walnut tree. The developers had strategically placed the first model home aside the tree which is lot 104 (see map). The model home was white with a landscaped yard and a four foot high white picket fence surrounding the front and side yard. Margaret and her husband found that the floor plan was what they desired and later that day picked a lot which suited them and purchased their first home. The second model home (lot 105) was shortly finished after the first

one and people came from the city to purchase the remaining lots over the next year.

As time has marched on many of the homes have changed from their original ways. Only a handful exist unchanged. Some of the changes that have taken place include additions on the back of the homes, new facades, vinyl and aluminum siding being the most prevalent. Full basements have been dug and constructed. Better doors and windows have been added. What once were car ports are now garages. Only one residence has been transformed into a two-story home with dormers.

On Willow Way I found that most of the residents of this street made drastic improvements around the 1970's and 80's by having the shake siding taken off and bricking the exterior of their homes. It makes for a pleasant surprise when seeing home after home flanked with siding to come upon Willow Way and seeing sturdy brick homes.

Some of the original residents of the area tell me that in the beginning Greenfield Village was the country subdivision with the bulk of Salt Lake City ending at about 3000 South. 7000 South was way out there. The main roads leading out from the city to Greenfield Village were not well kept. Most early residents would travel on Highland Drive to get to the major shopping area of Sugar House and downtown Main Street in Salt Lake City. Margaret and Leland Bushnell told me moving from downtown into Greenfield Village was a big

What about
Cottonwood
Mall?

transition for them because they both were used to living in the city as they had for their whole lives. They had a hard time getting used to the country and at one time contemplated selling their home in the village so they could go back downtown to their comfort zone apartment living. Leland Bushnell was a hard-working man who worked all his life with Lang as a steel fabricator. The Bushnell's were gracious to let me interview them for part of my research. They had two children when they moved into the area. They had been saving for several years for their first home. As Margaret told me they were ready for the move out of the two bedroom apartment they had been dwelling in. They purchased their home at 1811 Cloverdale Road for \$12,500. They raised three children in that home and despite the rocky start getting used to the country they say now they would never consider leaving "till the day we die."

Other original residents of Greenfield Village were Mark and Mary Judy. I also had the opportunity to sit down and talk with Mary Judy about life in Greenfield Village. Mark and Mary Judy moved into the area roughly 1 1/2 years after the start of the subdivision in January of 1957. They found their dream home on lot 121. It was a reddish, burgundy colored home with white trim. Mark was a Boy Scout executive for the Salt Lake District. The family had been living near the Boy Scout office just on the edge of The University of Utah campus. Mark and Mary were both raised in the countryside of Idaho so the move from the city to the countryside was an easy and welcome transition. At the time they

photo?

had five children so the home was a bit small for them but was what they could afford. They paid \$13,500 for their modest home which was an \$84.00 a month payment (National Mortgage Company, 1957). They struggled at times but made it work with the addition of three more children (see slide 5). The toughest thing they had to deal with was the one bathroom and ten people under one roof. She says it's still a problem when she has the children over and they bring their children. She jokingly told me they should install a take-a-number machine at the door. For the most part Mary tells me life was great in Greenfield Village except for the long drives to shop for food and clothing. She said it was a wonderful day when Cottonwood Mall opened it's doors for shopping which cut down on the travel time and also was a place of employment for her older children. Many of the early residents of Greenfield Village are of the ages of 70's and 80's and are moving away from the area for carefree lives of condominium living leaving the area to younger couples and families trying to get a start in a home. This is causing many new changes in the area with remodeling and landscaping which seems to be a positive thing because it gives the 40 year old homes and yards a facelift.

WORKS CITED

Greenfield Village Covenants. March, 1955. (Book 999, page 393). Salt Lake County Records Office, Salt Lake City, Utah.

National Mortgage Company. January 8, 1957. (Loan number 678). 8 Exchange Place, Salt Lake City, Utah.

Salt Lake County Agreement. March 30, 1955. (Book 1182, page 63). Salt Lake County Records Office, Salt Lake City, Utah.

Sanitation Document. December 7, 1955. (Book 1265, page 148). Salt Lake County Records Office, Salt Lake City, Utah.

Surveyor's Certificate. November 23, 1954. (Certificate number 343, Book O, page 98). Salt Lake County Records Office, Salt Lake City, Utah.

National Mortgage Company

8 EXCHANGE PLACE - SALT LAKE CITY 11, UTAH



PHONE
EL 9-3726

January 8, 1957

Principal and Interest	\$65.05
FHA Mortgage Insurance	4.72
Hazard Insurance	2.73
Taxes	<u>11.50</u>
TOTAL MONTHLY PAYMENT	\$84.00

Mr. Mark Judy
6834 South Meadow Drive
Salt Lake City, Utah

Loan Number 678

Dear Mr. Judy:

You will notice above the amount of your payment. Your first payment is due February 1, 1957. The first year taxes are of necessity an estimate on our part. At the end of one year we will make any adjustments that are necessary so as to collect only the amount of reserves needed to pay your taxes and insurance. Inasmuch as your loan was closed prior to the 15th of the month, your first payment will be in the amount of \$78.15.

You will notice we have assigned a loan number to you. This number should be shown on ALL checks and ALL correspondence to us. This number is extremely important because of the duplications of names in many instances.

Please feel free to call upon us for any questions concerning your mortgage or any other questions you feel we could answer concerning your property.

Very truly yours,

NATIONAL MORTGAGE COMPANY

W. Scott Barnes

WSB:jg

1522248

BOOK 1383 PAGE 182

Recorded at Request of NATIONAL MORTGAGE CO. JAN 21 1957
at 3:45 P. M. Fee Paid \$ 1.30 HAZEL TAGGART CHASE, Recorder, Salt Lake County, Utah
by *W. H. Brown* Dep. Book Page Ref: 858-91-40
Mail tax notice to Address

WARRANTY DEED

(Special)

CANNON-PAPANIKOLAS CONSTRUCTION COMPANY, A PARTNERSHIP-----grantor
of hereby

CONVEY S AND WARRANT S against all claiming by, through or under

to MARK JUDY AND MARY J. JUDY, HIS WIFE
AS JOINT TENANTS AND NOT AS TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP
grantee

of for the sum of

TEN AND 00/100-----DOLLARS,
AND OTHER GOOD AND VALUABLE CONSIDERATION-----
the following described tract of land in SALT LAKE County,
State of Utah:

ALL OF LOT 121, GREENFIELD VILLAGE PLAT "D", ACCORDING
TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF
THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.



WITNESS, the hand of said grantor, this 12TH day of
NOVEMBER, A. D. 19 56.

Signed in the Presence of

CANNON-PAPANIKOLAS CONSTRUCTION COMPANY

BY: *John E. Papanikolas*
GENERAL PARTNER

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 12TH day of NOVEMBER, 1956, personally
appeared before me JOHN E. PAPANIKOLAS, known to me to be a general partner
of Cannon-Papanikolas Construction Company, a partnership, and the person
who subscribed said partnership name to the foregoing instrument and who
acknowledged to me that he executed the same in the name of and as the act
and deed of said partnership.

My commission expires
MARCH 24, 1958.

W. H. Brown
Notary Public
Residing at Salt Lake City, Utah

1150580

BOOK 1265 PAGE 149

Recorded DEC 7 1955 at 12:20 P.M.
 Registered SALT LAKE COUNTY
 Recorder, Salt Lake County, Utah
 S. Notice by M. L. Smith Deputy
 Book 1265 Page 149

Salt Lake City, Utah

June
May 8, 1955

The Board of County Commissioners of Salt Lake County, Utah, met in adjourned session at the regular meeting place of the board in the City and County Building, in Salt Lake City, Utah, at 10:30 o'clock A.M. on June 8, 1955. There were present:

Lamont B. Gundersen, Chairman
Edwin Q. Cannon, Commissioner
_____, Commissioner
_____, County Clerk

After the meeting had been duly called to order, the Chairman announced that one of the pieces of business to come before the meeting was the continuation of the hearing commenced on April 18, 1955, on the creation of Salt Lake County Cottonwood Sanitary District. After all persons desiring to be heard on the question of the creation of the district had been heard, the following resolution was introduced in writing by Commissioner Lamont B. Gundersen, was read and discussed, and pursuant to motion made by Commissioner Edwin Q. Cannon and seconded by Commissioner Lamont B. Gundersen was adopted by the following vote:

Aye: Lamont B. Gundersen
Edwin Q. Cannon

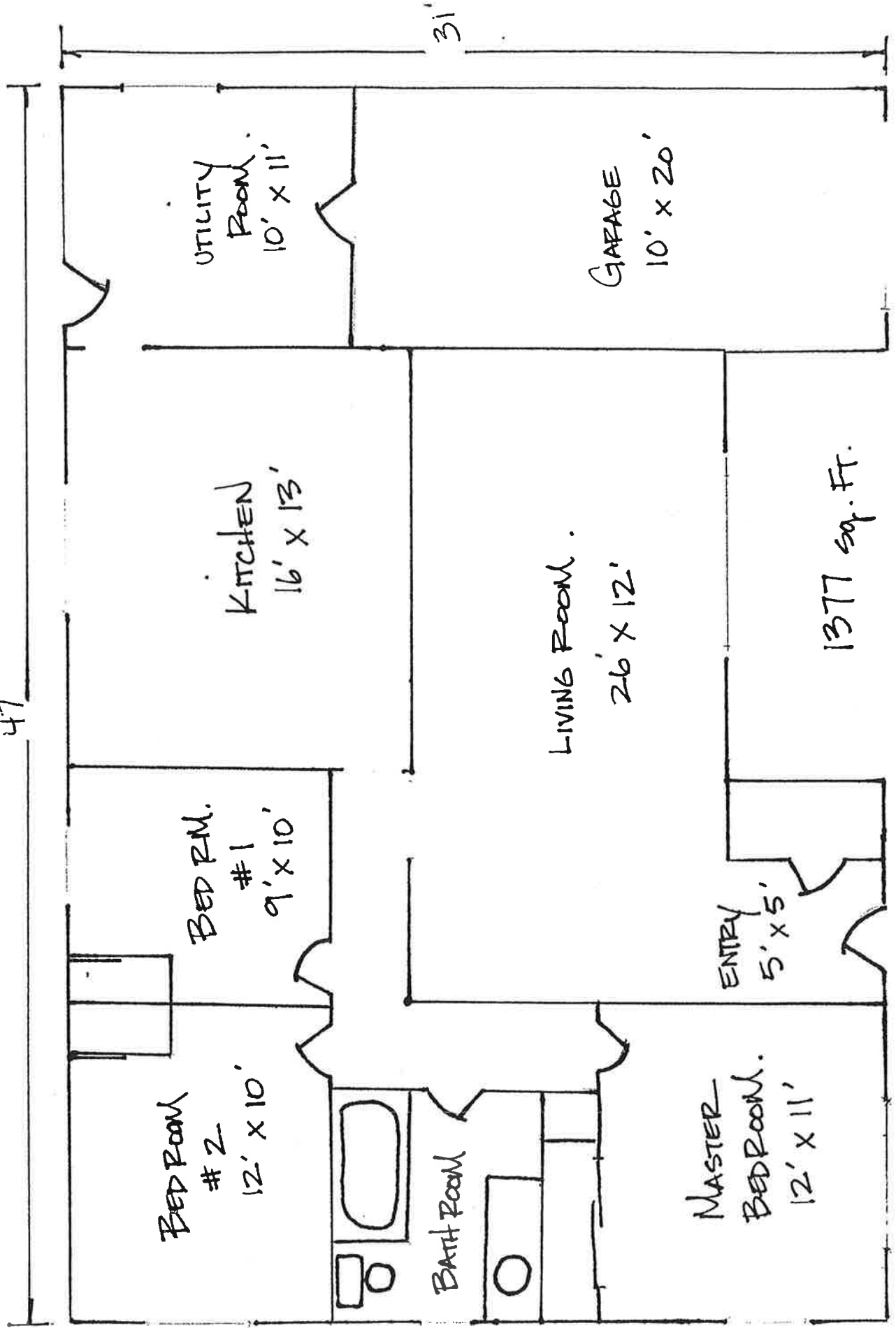
 Nay: None.

The resolution is as follows:

**RESOLUTION creating Salt Lake County
 Cottonwood Sanitary District, Salt
 Lake County, Utah.**

GREENFIELD VILLAGE

HOUSE PLAN ON PROPERTY #121



FRONT